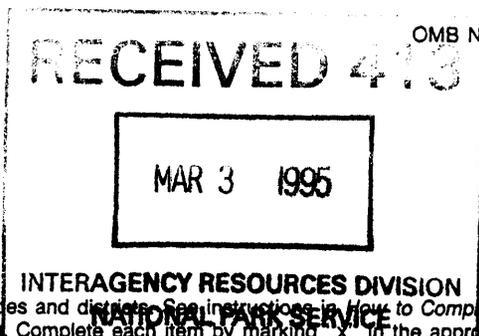


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for not applicable. For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Eight Mile House

other names/site number _____

2. Location

street & number Stagecoach Road not for publication

city or town Santa Margarita vicinity

state California code CA county San Luis Obispo code 079 zip code 93453

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

[Signature] 2/21/95
Signature of certifying official/Title Date

California Office of Historic Preservation
State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

- I hereby certify that the property is:
- entered in the National Register. See continuation sheet.
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:) _____

for
[Signature] 3/31/95
Signature of the Keeper Date of Action

Entered in the
National Register

Eight Mile House
Name of Property

San Luis Obispo County, CA
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
2	1 (new barn)	buildings
		sites
		structures
		objects
3	1	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

NA

Number of contributing resources previously listed in the National Register

None

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic: Hotel

Transportation: Road-related

Current Functions
(Enter categories from instructions)

Domestic: Single Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Late Victorian

Materials
(Enter categories from instructions)

foundation concrete

walls weatherboard

roof asbestos

other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

- Commerce
- Transportation
- Agriculture
- _____
- _____
- _____
- _____

Period of Significance

1877-ca. 1900

Significant Dates

Significant Person

(Complete if Criterion B is marked above)

Bean, Reuben M & Bean, Edwin P.

Cultural Affiliation

Architect/Builder

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

County Historical Museum

Eight Mile House
Name of Property

San Luis Obispo County, CA
County and State

10. Geographical Data

Acreage of Property 3.5 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	0	7	1	4	5	9	0	3	9	1	6	1	2	0
Zone	Easting				Northing									

3

Zone	Easting				Northing									

2

Zone	Easting				Northing									

4

Zone	Easting				Northing									

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Astrid J. Gallagher

organization _____ date October 10, 1994

street & number 37 El Mirador Ct. telephone (905) 438-5322

city or town San Luis Obispo state CA zip code 93401

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Gil and Dolores Babcock

street & number The Eight Mile House telephone (805) 438-5322

city or town Santa Margarita state CA zip code 93453

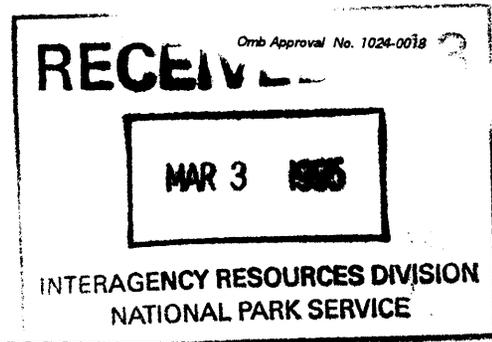
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1



The Eight-Mile House
San Luis Obispo County, CA

Description

Summary

The Eight-Mile House, an excellent example of a nineteenth century late Victorian country inn, was built in 1877, and remains the oldest wooden hotel structure standing in San Luis Obispo County, CA. It is located on the then new county road over Cuesta Pass authorized in 1876. Now known as the Stagecoach Road, the old wagon road is still in use on the property. The Beans built a two story hotel, with an ell, an octagonal dance hall across the way, and extensive stabling and barns. In 1904, when the Southern Pacific built the railbed over the Cuesta Pass, the ell was removed, and a new front porch and door facing the railroad was added at that time. Sometime before 1920 the east porch was enclosed for a kitchen. In the early part of the century the dance pavilion was moved to Santa Margarita where it was used as the Round Dance Hall until it burned. The chimneys were removed sometime before 1923, and the fireplaces were removed during restoration in 1976 for insurances purposes. No other changes have been made to the property.

Foundation and Framing

The concrete foundation was probably poured with sand and gravel from the nearby Salinas River. The builders used rough cut Douglas Fir and California coastal redwood to frame the house. The lumber probably came from a nearby Cambria sawmill. 6" x 6" redwood girders support 2" x 8" floor joists. The combination of concrete and redwood in the foundation was the key to longterm durability. The building was framed using the balloon framing technique. Walls were framed using rough cut 2" x 4s" and covered by 1" x 6s," with tongue & groove redwood on the interior and 1" x 8" cove rustic siding on the exterior. In the attic space one can see a notched-in ledger supporting second story floor joists that are attached to the balloon-framed studs with square cut nails. Also visible in this space is the original wallpaper rolling over the top of the original walls. The wallpaper appears to be made of heavy canvas, rather than the typical paper type. The roof framing is typical of that period, offering an example of a gable roof, a shed roof, and hips on the ends of the beautiful front porch. The sloping site allowed the designer and builder to

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

The Eight-Mile House

San Luis Obispo County, CA

incorporate a wine and root cellar (9' x 27' x 6' high), still in use today, under the main body of the house with access under the large entry porch.

Exterior

The exterior of the Eight Mile House is a classic example of a country inn showing numerous details of the saw cut ornamental style. The doors, windows, corner rosette blocks, and other details were done by carpenters on site. Because of the sloping site, the builders made a transition from the plate line of the house to the changing ground elevation by adding a water table at this point and using cove rustic siding above and board and batt siding below. The windows are double hung multipane trimmed with 1" x 6s" with corner rosette blocks at the top. Saw cut corbels were added to the windows, roof overhang and entry post columns. The focal point of the exterior is the large entry porch (8' x 33'). It features tapered cut posts, square cut guardrail pickets, tongue and groove wood flooring and a ceiling made from beaded board trimmed out with crown moulding. In 1877, when the Eight Mile House was built, San Luis Obispo County was very rural, the builders detailed the porch with on-site raw cut ornamentation. The one indulgence was a handsome store bought entry door featuring glass and a row of rosettes at the bottom. The roof covering is composition roofing over wood shingles nailed to 1" x 6" redwood strips.

Interior

The interior of the Eight Mile House shows typical late Victorian detailing. Door and window casings are 6" wide, with corner rosette blocks. Baseboards are also wide, and the doors are interior five panel types. The handrail and banister of the staircase reflect the saw cut style of a rural county. The most unusual feature of this historic building is the bathroom on each floor. The downstairs bathroom has a clawfoot tub, pedestal sink, and elephant trunk toilet, probably installed at the time of construction. The bedrooms are typically small, but the living room and front porch are very large, reflecting social structures before radio and television. The kitchen and utility porch, enclosed sometime after the original construction are typically utilitarian. The upstairs bedrooms have an angled soffit at the exterior walls, reflecting the maximum length of 2" x 4" lumber available for the balloon framed walls.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 3

The Eight-Mile House

San Luis Obispo County, CA

During the 1976 restoration of the **Eight Mile House**, all the exterior siding was removed, cleaned, repaired, and replaced. The windows were reglazed, reset, and repaired. All the decorative ornamentation both in and outside was repaired, replaced as needed, and cleaned. The building was rewired for code and safety reasons. New copper tubing was installed for water service. A new copper water pipe was installed in the house to connect to the spring, the source of water for the **Eight Mile House** for the last 90 years, located one mile from the property on the west side of Hwy 101.

Stagecoach Road

The Stagecoach Road of 1876 extends approximately 1 3/4 miles from just north of the **Eight Mile House** to the top of Cuesta Pass. 700 feet cross the nominated property. The road is 15 feet wide, with the original one foot deep graded red rock base. **Contributing**

Barn

Recently rebuilt after the Hwy 41 fire of 1994, the new barn is located on the exact site of the original, and built in a similar style with a central beamed roof and shed type side roofs. **Non-contributing**

Buggy Shed

The original, central part of the shed is 20ft by 16ft, the added frontal shed is 20ft by 8ft. Both parts are constructed of redwood board and batt. Adjacent parts have been rebuilt and changed over the years, with recently added cement floors and electricity. Despite changes, the buggy shed still makes a positive contribution to the property's sense of time and place.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 1

The Eight-Mile House
San Luis Obispo County, CA

Statement of Significance

Summary

The Eight-Mile House is important in San Luis Obispo County under National Register Criterion A in the areas of Commerce and Transportation for the association with the Stagecoach Road of 1876, the building of the Southern Pacific Railroad from Santa Margarita, CA, to San Luis Obispo, CA, from 1889-1904, by providing lodging to the drovers and teamsters on the wagon road, and to the workers on the railroad.

The Eight Mile House is significant under National Register Criterion B in the area of Agriculture, due to the pioneering horticultural work of the founders, Reuben M. Bean, and Edwin P Bean.

Criterion A

The Eight-Mile House, built in 1877, remains one of the oldest nineteenth century hotel buildings standing in San Luis Obispo County. As an inn on a still existing portion of the 1870s Stagecoach Road, the place is part of the county's transportation annals. The founders of Eight Mile House, Reuben M. and Edwin P. Bean, contributed to the county's early horticulture, commerce, and political activity, and to its pioneer history.

The 1876 Stagecoach Road was the only road connecting San Luis Obispo to Santa Margarita and points north. It was built on part of the Old Mission Trail that connected the CA missions from San Diego to Sonoma. The road connected the outlying county communities to San Luis Obispo and Port Harford, allowing county agricultural products to be marketed to Los Angeles and San Francisco. During the building of the Southern Pacific Railroad from Soledad to San Luis Obispo, the Stagecoach Road carried all the men, supplies, and equipment for the construction. The Round Dance Hall, located on the Stagecoach Road, adjacent to the Eight Mile House, was the focal point of social activities of the area. Other comparable properties associated with the Road include: Los Coches Adobe near Soledad, 85 miles north,

United States Department of the Interior
National Park Service**National Register of Historic Places**
Continuation SheetSection number 8 Page 2**The Eight-Mile House**

San Luis Obispo County, CA

Rios Caledonia Adobe, near San Miguel, 35 miles north, and the site of the Epifanio Borrondo House, at the top of Cuesta grade, 1 mile south.

The inn's founders came west from Corinth, Maine via the Panama Isthmus, landing in San Francisco, Reuben in 1862 and Edwin in 1864, and accumulated some money running a saw-mill near Virginia City, Nevada. The brothers decided to try wheat farming in the San Joaquin Valley in 1870 and 1871, but two dry years of farming exhausted the fortune made in the Nevada lumber business. In 1873, they moved to Carissa Plain, and began sheep raising. Again, the Bean brothers were victims of a drought year, one which severely damaged the sheep industry of California. In 1876, they had 5,000 head of sheep, half of which died, and the remainder were sold at auction at seventy-five cents a head. In 1877, when the Beans purchased 183 acres of raw, uncultivated wilderness, just north of Cuesta Pass in the Santa Lucia Mountains, their choice of land must certainly have been guided in part by Santa Margarita Creek, a perennial stream crossing the property.

The land was also crossed by a portion of the new county road, authorized in 1876, over Cuesta Pass. This road lead north from San Luis Obispo to Paso Robles, San Miguel, and the Southern Pacific Railhead at Soledad. Branch roads lead north and east to Pozo, La Panza, Carrisa, and Cholame. Now known as the Stagecoach Road, it is still in use on the property. The Beans took full advantage of the road, building a two story hotel, 24 x 34 ft, with an ell of 16 x 20 ft, and behind the hotel an arbor of 100ft in length covered by grape vines, 20 ft of which still exist; and extensive stables and barns to accomodate the large number of teamsters. An octagonal dance pavilion, known as the Round Dance Hall, 61 ft in diameter was built directly across the way.

The well-known and popular inn of the Beans was considered a pleasant and healthful resort for parties from San Luis Obispo, and from the surrounding ranches, with large parties from Tulare County camping on the premises. It was a favorite stopping place for farmers and teamsters hauling wood and produce to market. During the hauling season after harvest from 60 to 130 horses stopped at the place each night. The Eight Mile House annually used from 250-300 tons of hay, and 50 tons of barley.

The extension of the Southern Pacific Railroad's line south from Templeton brought increased prosperity for the Bean brothers. In February, 1889, track had been

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 3

The Eight-Mile House

San Luis Obispo County, CA

laid to the new townsite of Santa Margarita, the southern terminus of the line until 1894. The Beans had built the Hotel Margarita in 1889. Business was brisk in the town, a railroad center which by 1892 had become the base for construction of the railroad on to San Luis Obispo. Heavier wagon traffic over the Cuesta, hauling products to be shipped from Santa Margarita and supplies for railroad building, meant more patronage for the Eight Mile House.

Criterion B

The Beans, who with their families lived at the Eight Mile House, were also successful farmers and horticulturists. Of the original 183 acres, 60 were very fertile, suited to the growing of fruit. In spite of the higher elevation of 1200 ft, the property was sheltered by the mountains from frost. They had an orchard of 800 trees of all varieties. They were known for their early peaches, which ripened by mid-June, yielding \$10 per tree. In the orchard there were almonds, apples, apricots, cherries, nectarines, pears, and plums of different varieties. Grapes, strawberries, and other fruit was grown in abundance. The Bean brothers fruit growing was an innovation in a country that had been utilized mainly for grain and grazing. After the success of the Beans, fruit growing became a major agricultural crop both in the North County, and also in the Chorro, Osos, and Edna Valleys near San Luis Obispo.

Reuben Bean, registering to vote in 1882, gave his occupation as farmer. He was, however already a prominent resident of the North County. He had served several terms as a school trustee, and in November, 1882, he was elected County Supervisor from the Salinas District. At the Grand Opening of the Andrews Hotel in San Luis Obispo, in July, 1885, R. M. Bean was listed on the Reception Committee with other distinguished citizens of the county.

Like the drought years of the 1870s, the late 1890s, years of nationwide depression, brought hard times for the Bean brothers. The railroad line to San Luis Obispo was finished in May, 1894, and the Southern Pacific constructed the Roundhouse and maintenance yards there. Santa Margarita became a station stop, rather than a railhead, and some of the products that had been freighted by wagon over the Cuesta were shipped by rail.

The Beans sold the Eight Mile House property around the turn of the century. Sometime later it was bought by Mr and Mrs Ruffino Peraita, who continued

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 4

The Eight-Mile House

San Luis Obispo County, CA

operating it as an inn. The Eight Mile House remained in their family until the 1970s, when it was bought by Van Buskirk, who sold it to the present owners, Gil and Delores Babcock in 1979.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 9 Page 1

The Eight-Mile House
San Luis Obispo County, CA

Bibliographical References

Books

- Angel, Myron; History of San Luis Obispo County, California; Thomson and West, Oakland, California, 1883.
- Krieger, Daniel E; Looking Backward Into the Middle Kingdom; Windsor Publications, Chatsworth, California, 1988.
- Morrison, Annie L; History of San Luis Obispo County and its Environs; Historic Record Co, Los Angeles, California, 1917.
- Nicholson, Loren; Rails Across the Ranchos; Valley Publishers, Fresno, California, 1980.
- Storke, Yda Addis; A Memorial Biographical History of the Counties of Santa Barbara, San Luis Obispo and Ventura, California; Lewis Publishing Company, Chicago, 1891.

Periodicals:

The *Telegram-Tribune*, 1967; September 11, 1982; October 1, 1987; August, 1994.

Other Documents

- A to Z Directory Publishers 1931-1932; Polk and Co, 1942.
- Babcock, Gil and Delores, personal communication, 1994.
- Office of County Records, San Luis Obispo County, California
- Rivers, Betty; A Favorite Stopping Place for Farmers and Teamsters: The Historical Significance of the Bean Brothers' Eight Mile House and Its Setting; Davis, CA, July, 1994.
- Southern Pacific Company Passenger Department, San Francisco, 1903

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 1

Eight Mile House
San Luis Obispo County, CA

Geographical Data

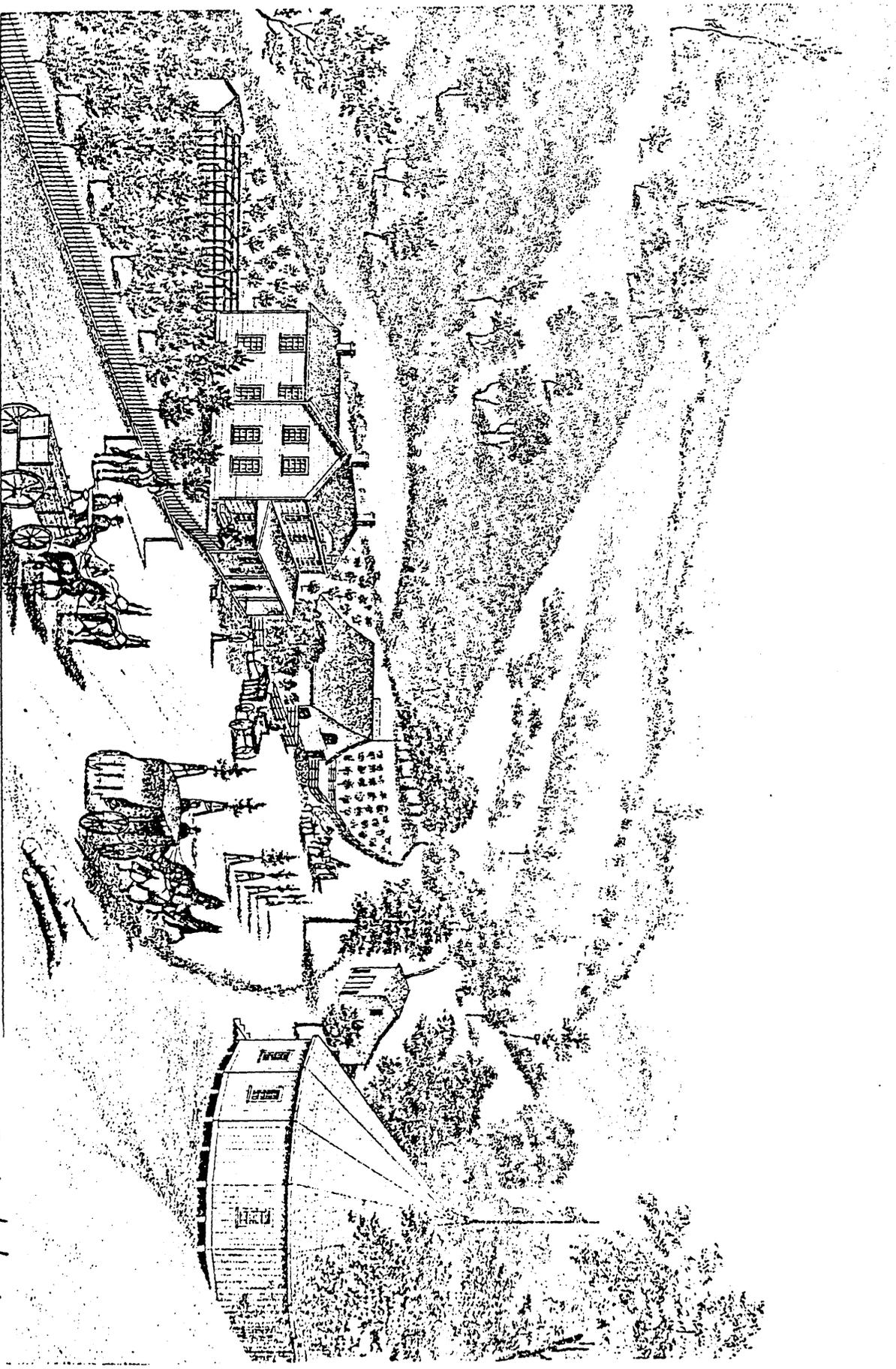
Verbal Boundary Description

The boundary for the nominated property is the legally recorded parcel #C.O. A-428; Section 36 T-29S R-12E; Off Hwy 101, San Luis Obispo County; County Records, San Luis Obispo County.

Boundary Justification

This is all that remains of the historic property.

Thompson & Co. 1883
Sketch of Bean Bros. Rancho
May 1885



EIGHT MILE HOUSE,
BEAN BROS. HOT' L. HALL 1/4 RANCHO, 8 MILES FROM SAN LUIS OBISPO CAL.

Exhibit A

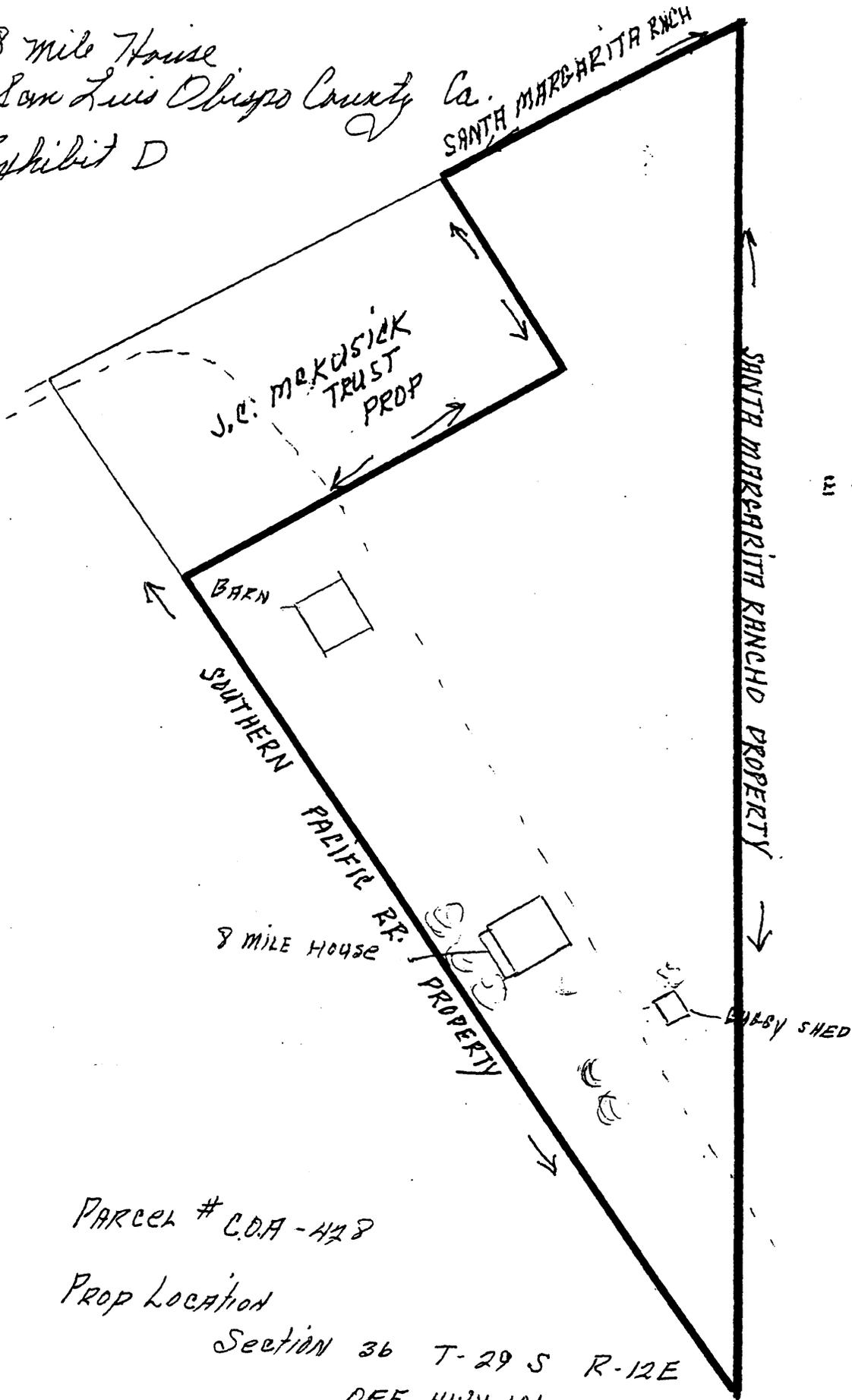


1920-1923
San Luis Obispo Co., CA
EXHIBIT B.



Eight Mile House, Concord, Mass. - County, Ch. 12
Exhibit C

8 Mile House
San Luis Obispo County Ca.
Exhibit D

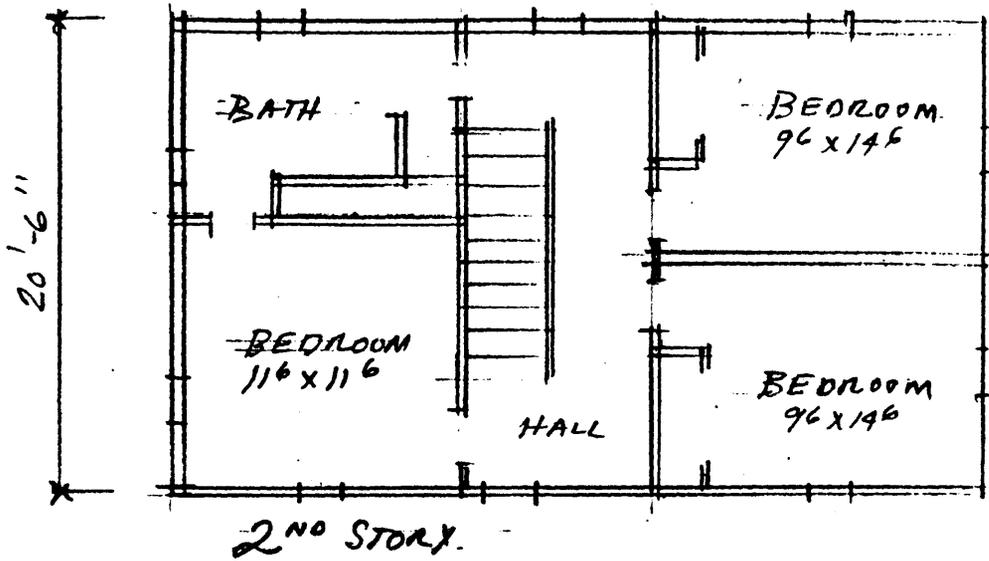


PARCEL # CDA-428

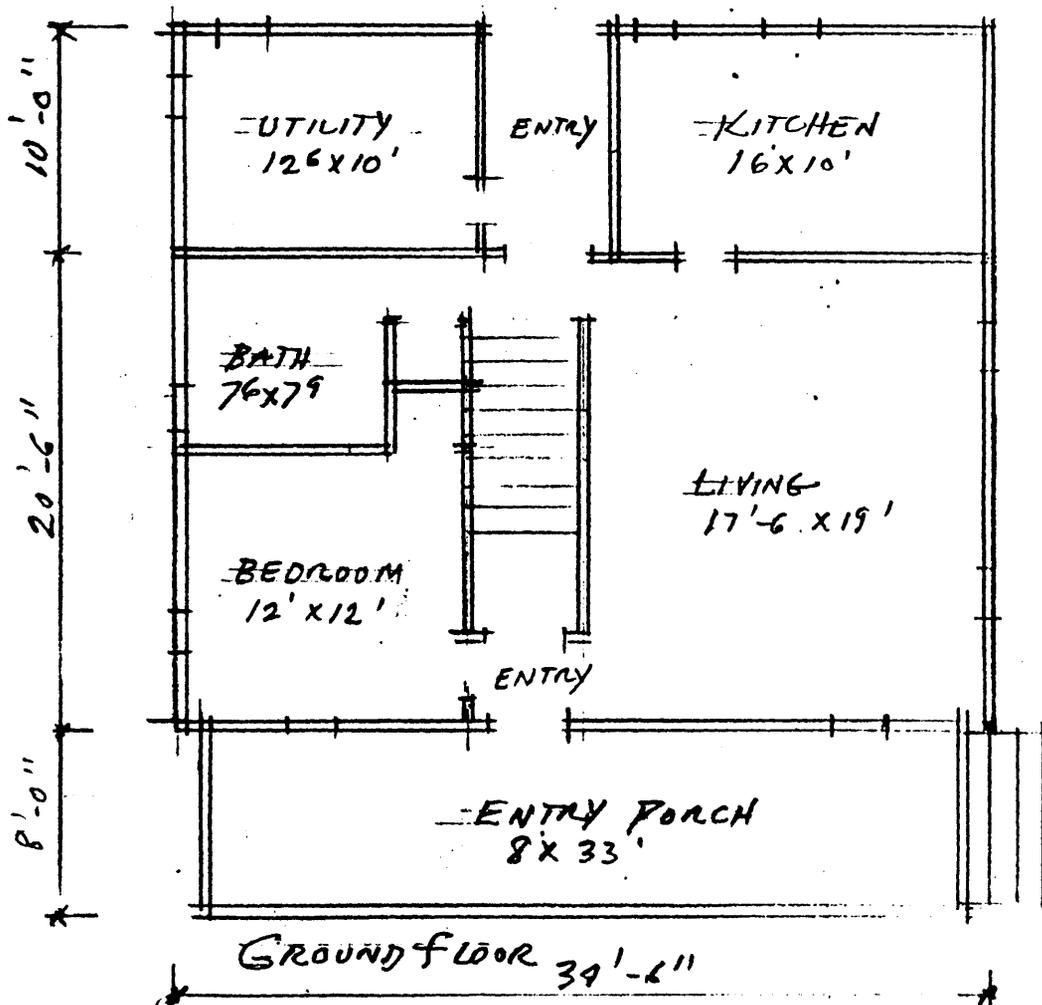
Prop Location

Section 36 T-29 S R-12E
OFF HWY 101

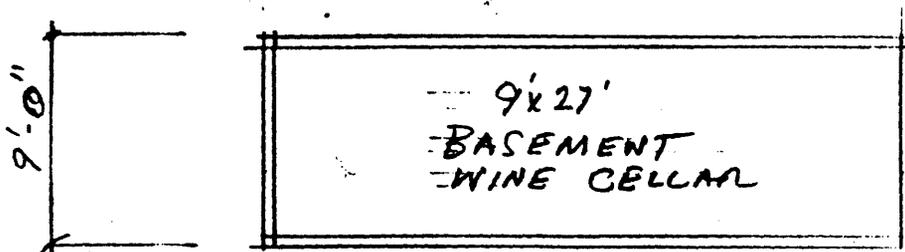
SAN Luis Obispo County



8 mile House
 San Luis Obispo
 County
 Ca.
 Exhibit E



8 mile House
 San Luis Obispo
 County
 Ca.
 Exhibit F



BASEMENT
 FLOOR PLANS

SCALE 1/8" = 1'-0"